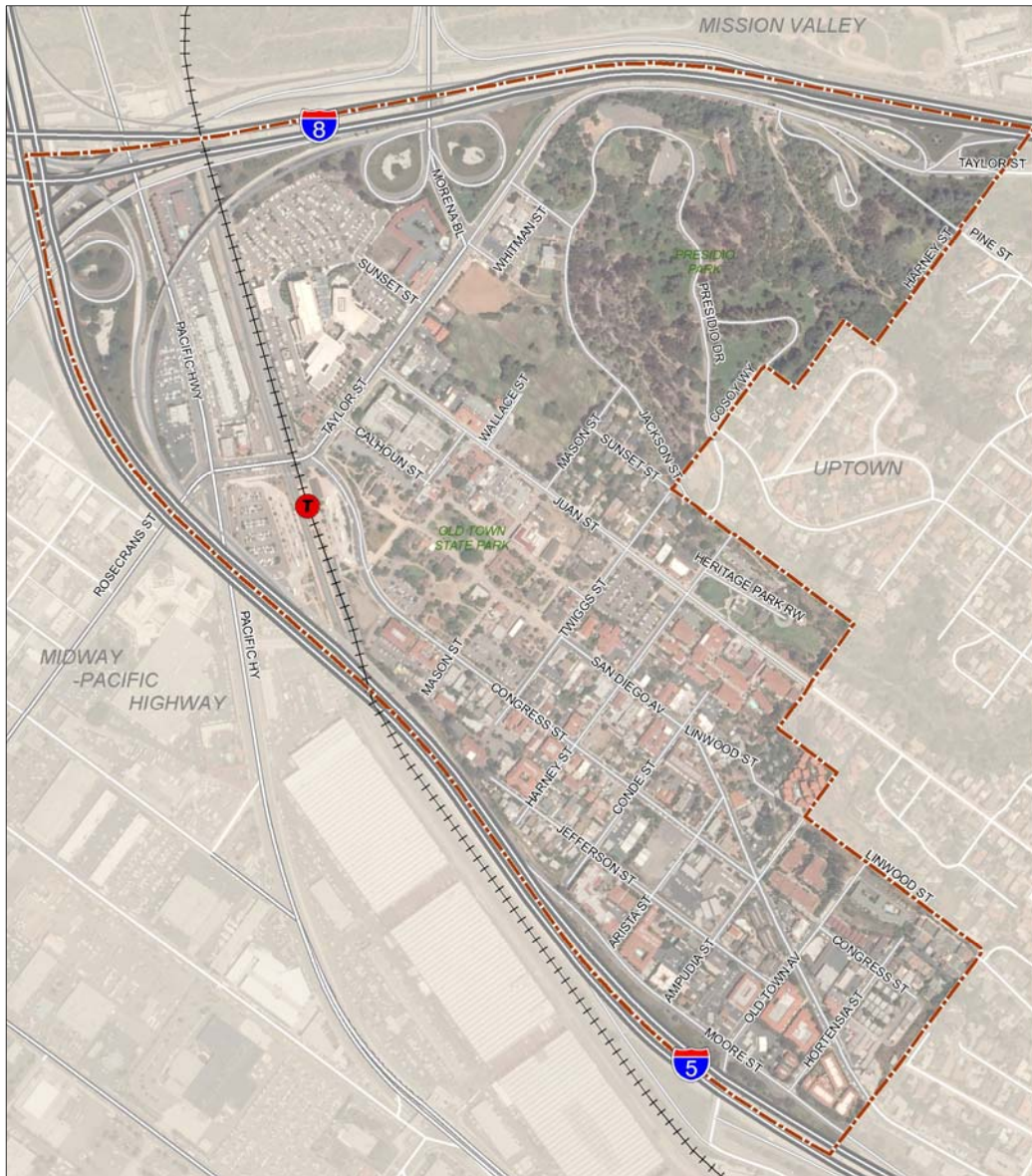


# OLD TOWN SAN DIEGO

## Walk Audit Findings



October 20, 2011

## WALK AUDIT FINDINGS

As a step in planning for the Old Town Community Plan Update, community members and members of the planning committee went on a self-guided Walk Audit, and identified existing features that should be considered. These include assets, as well as issues, and are organized in four categories.

The audit categories are:

1. Mobility
2. Land Use
3. Public Facilities and Parks
- 4 Urban Design and Historic Preservation

***The comments from respondents are included in this paper, with only minor formatting edits. Photographs are also those provided by the respondents. Additional photos have also been added to help illustrate comments. These comments will be addressed as part of the Community Plan Update process, but are not based on technical analysis conducted by City staff or the Community Plan Update consultants.***

This paper will help inform subsequent discussion in updating the Old Town San Diego Community Plan.

## MOBILITY: ASSETS

These photographs illustrate features that respondents provided and identified as assets related to mobility.



Historic sidewalk pattern    Decorative sidewalk pattern



Old Town Trolley



## MOBILITY: ISSUES

These photographs illustrate features and comments that respondents provided as issues related to mobility.

There are some unusual intersections without clear markings for pedestrians which affects the environment of pedestrians. Two in particular stand out:

### San Diego Avenue and Congress Street.

Respondents commented that walking on the northern side of the sidewalk along Congress towards San Diego Avenue, suddenly the sidewalk ends and there is no connection to get to the southern sidewalk. There is no crosswalk to direct pedestrians safely. There is no stop sign for motorists making the situation more dangerous. The median lacks landscaping.



### San Diego Avenue and Linwood Street.

Respondents commented that this is a triangular intersection where there is no crosswalk between the two segments of San Diego Avenue crossing over Linwood Street. It would be helpful to provide clear markings here to guide pedestrians.

There is a (pedestrian) curb ramp on the south side of San Diego Avenue across the street from the intersection with Linwood, but no crosswalk or other indication to guide the pedestrian. Sidewalks are narrow and there is much clutter that makes the walking space even smaller.



San Diego and Congress



San Diego and Linwood

## MOBILITY: ISSUES...CONTINUED

### Rail Crossing at Taylor Street

Respondents commented that the at grade rail crossing at Taylor Street is a mobility issue for vehicles and pedestrians and that it should be grade separated.



### Sidewalks

This photograph of San Diego Avenue near Old Town Avenue illustrate features and comments that respondents provided as issues related to mobility such as narrow sidewalks, connections, pavement conditions, and driveways. This photograph illustrate, further impacted with obstacles such as utility poles.

The images below illustrate the need for enhanced marked pedestrian crossings at the San Diego Avenue entrance to the Old Town State Park sidewalks on Taylor Street.



## MOBILITY: ISSUES...CONTINUED

### Parking

Respondents noted that adequate street parking bay is needed for loading and unloading of tour buses, and their parking. They also commented on the needed to provide on-street motorcycle parking spaces.



### Bicycles

Respondents commented on the need for more bicycle lanes and parking such as racks.





## MOBILITY: ISSUES...CONTINUED

These photographs illustrate features and comments that respondents provided as issues related to mobility. Respondents noted that more parking is needed. Wayfinding is confusing and there is much potential to improve wayfinding signage to enhance the area. Respondents commented that that Old Town Transit Center is has one of the highest amounts of passengers using it, but it lacks signage directing people to Presidio Park and other designations within Old Town.



Respondents noted the following example: At the intersection of San Diego Avenue and Old Town Avenue, at the southeastern entry into community, there is sign for “Old Town Historic Park.. Parking,” with an arrow. Yet, continuing ahead along San Diego Avenue seems to be the more inviting option. This particular intersection should be marked as the eastern gateway into Old Town and could be accompanied by a traditional San Diego neighborhood sign to emphasize this (e.g. Little Italy, North Park signs).



Wayfinding is not systematically organized.

### LAND USE:

Old Town contains a mix of land uses including residential, retail, restaurants, offices, hotels, mixed use, and park/open space. Some of these serve local residents, while others serve regional uses and visitors.



These photographs illustrate features and comments that respondents provided as issues related to land use. The Old Town Core area is a tremendous asset to the City. However, it is largely an area dominated by commercial outlets. The Area could be improved by creating more of an emphasis on history – how settlers, natives lived while they were there, historical photo journey, etc.



Respondents commented on the need to allow for small office uses for professional services on the ground floor, so that Old Town has a mix of commercial uses that is consistent with small towns.





## PUBLIC & INSTITUTIONAL USES & FACILITIES: ASSETS

Old Town contains a variety of public and institutional uses and facilities. These include active and passive parks, historical areas/buildings, open space, schools and religious places. They contribute to the function of the community in the services they provide, and also as local and state landmarks. These photographs illustrate features and comments that respondents provided as issues related to public and institutional uses and facilities.



Park benches are assets. Respondents noted that additional passive recreational areas with landscaping and benches should be provided. The softball field at Presidio Park is an asset.



The El Campo cemetery and Heritage Park are assets.

## **PUBLIC & INSTITUTIONAL USES & FACILITIES: ASSETS...CONTINUED**

Respondents noted that Presidio Regional Park is one of the most important assets of Old Town, and yet is overlooked, in terms of promoting heritage tourism. Presidio Park's relationship to Old Town State Historical Park is also an opportunity and issue.



Respondents also commented on the importance of the Old Town State Historic Park.





## PUBLIC & INSTITUTIONAL USES & FACILITIES: ISSUES

### Ballard Parent Center/Fremont Elementary School



Respondents noted that the parent center/elementary school's field could be made a joint use field to expand use to the community. This is an asset and an issue.

### El Campo Cemetery

Respondents noted that El Campo Cemetery is a good example of a public and institutional use; however, it is poorly maintained. This is an asset and an issue.





## URBAN DESIGN & HISTORIC PRESERVATION: ASSETS

The historic character of Old Town contributes to its overall identity. Features that define that character include the overall physical setting, its streets, landscapes, and buildings. These are assessed in this section.

**FIGURE GROUND PATTERNS**



Building footprints are shown in black.

### STREET FURNITURE



Waste receptacles consistent with the historic theme of Old Town

## URBAN DESIGN & HISTORIC PRESERVATION: ASSETS

### STREET LIGHTS



Variety in historic street light themes

### BENCHES



## URBAN DESIGN & HISTORIC PRESERVATION: ASSETS

### FENCES & WALLS



### PLANT MATERIALS





## URBAN DESIGN & HISTORIC PRESERVATION: ASSETS

### GATEWAYS



Iconic entrance signs

## URBAN DESIGN & HISTORIC PRESERVATION: ASSETS

### COMPATIBLE BUILDING DESIGNS

Respondents noted that the following pictures are examples of compatible building designs.



## URBAN DESIGN & HISTORIC PRESERVATION: ASSETS

### SIGNS





## URBAN DESIGN & HISTORIC PRESERVATION: ISSUES

### Gateways:

These photographs illustrate features and comments that respondents provided as issues related to urban design. An iconic entrance sign is needed at the south entrance to the community, much like the neighborhoods of Normal Heights, Kensington, Hillcrest and University Heights.

### Benches:

Respondents noted that there are a limited number of park benches scattered throughout the area. The area can be enhanced with more of these informal gathering areas where made possible in the right of way or where sidewalk space is ample.

### Signage:

Respondents noted that some signs are not to code.

### Buildings:

Respondents provided the follow examples of buildings that do not fit the character of Old Town.



## URBAN DESIGN & HISTORIC PRESERVATION: ISSUES... CONTINUED

### Signs Issues:



### Street lights:



Respondents noted that the standard "cobra head" street light is out of character.

## URBAN DESIGN & HISTORIC PRESERVATION: ISSUES... CONTINUED

### Street furniture:



Respondents noted that news racks create congestion and are out of character with Old Town design themes.

### Sidewalks:



Respondents noted that there are accessibility issues for the disabled within the community. These should be installed. Similarly, there are multiple driveways with irregular pavement and poor connections with sidewalks along San Diego Avenue.



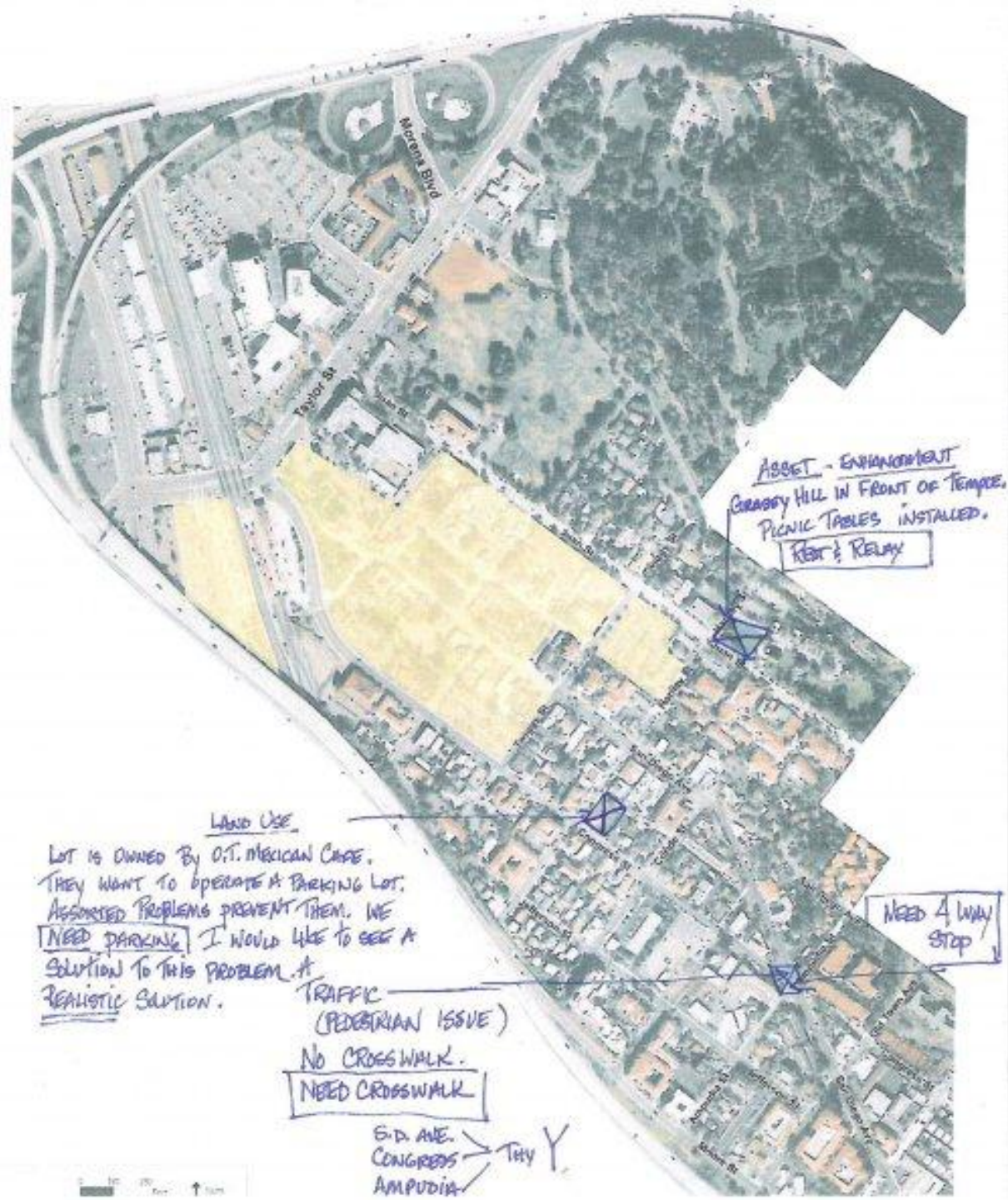
These can be repaved and enhancements can be made to better alert drivers of pedestrians crossing driveways. Further, accessibility should be prioritized in these areas.

Narrow, congested sidewalks:



Respondents suggested that following images are of potential improvements that could fit into Old Town.





One respondent's comments are summarized here on a map.